



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**March 27, 2006**

**SUBJECT:**           **2006-0106 - American Brands Construction** [Applicant]:  
Application on a 3,750 square-foot site located at **413  
Offenbach Place** (near Manet Dr) in an R-2/PD (Low-  
Medium Density Residential/Planned Development) Zoning  
District.

Motion               Special Development Permit to allow a 171 square foot  
sunroom addition on an existing planned development  
single-family home which results in 67% Floor Area Ratio  
where less than 45% may be allowed without Planning  
Commission review.

**REPORT IN BRIEF**

**Existing Site**           Townhouse  
**Conditions**

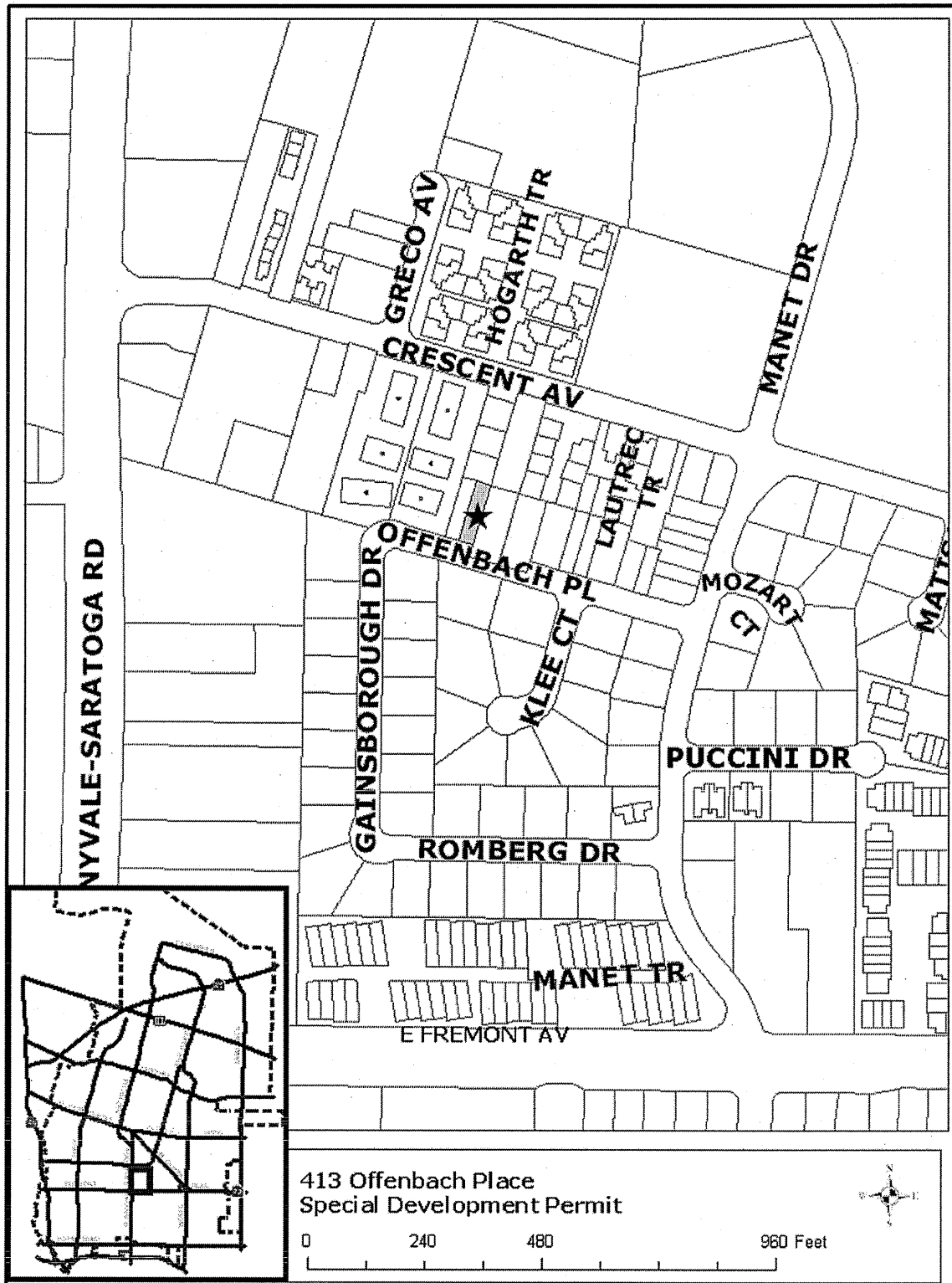
**Surrounding Land Uses**

North	Condominiums
South	Duplex
East	Duplex
West	Townhouse (shares wall with subject site)

**Issues**               Compatibility with neighborhood, Aesthetics

**Environmental**       A Class 1 Categorical Exemption relieves this project  
**Status**               from California Environmental Quality Act provisions  
and City Guidelines.

**Staff**               Approve with Conditions  
**Recommendation**



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Residential Medium Density	Same	Residential Medium Density
<b>Zoning District</b>	R-2/PD	Same	R-2/PD
<b>Lot Size (s.f.)</b>	3,750	Same	8,000 min.
<b>Gross Floor Area (s.f.)</b>	2,355	2,526	No max.
★ <b>Lot Coverage (%)</b>	37	42%	40% max.
<b>Floor Area Ratio (FAR)</b>	63%	67%	45% max. without PC review
<b>Height of Sunroom (ft.)</b>	N/A	9'6"	30' max.
<b>No. of Stories</b>	2	2	2 max.
<b>First Story Setbacks (First/Second Facing Property)</b>			
<b>*Second Story setbacks are not noted</b>			
<b>Front</b>	20'6"	20'6"	20' min.
★ <b>Left Side</b>	0'	0' (8'5" to sunroom)	0' Per SDP
<b>Right Side</b>	6'6"	6'6" (8'6" to sunroom)	6'6" Per SDP
<b>Rear</b>	40' 2"	27'5"	20' min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	Approx. 1,610	Approx 1,440	850 min.
<b>Useable Open Space</b>	Approx. 1,200	Approx. 810	500 min.
<b>Parking</b>			
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

**ANALYSIS**

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**Description of Proposed Project**

The proposed project is to allow a 171 square foot sunroom addition at the rear of an existing townhouse. All proposed additions on properties located in a PD combining district require a Special Development Permit. As the home exceeds 45% Floor Area Ratio (F.A.R.), a Planning Commission design review is required. The addition would also result in 42% lot coverage where 40% is allowed in the R-2 Zoning District. The current structure shares a wall with another two-story townhouse (411 Offenbach). These homes were built in 1981.

**Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
1972-0634	Rezone a collection of sites (including subject site) to R-2/PD. Additional sites rezoned to R-2/PD and C-2/PD	City Council/ Approved	5/26/1972

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includes minor additions to existing homes.

**Special Development Permit**

**Site Layout:** The project lot was approved considerably smaller than current zoning standards in terms of lot size at 3,750 square feet where 8,000 square feet is required. As a result of the proposed addition, the overall floor area ratio (F.A.R.) of the site would be approximately 67% (currently 63% F.A.R.). Additionally, the 171 square foot sunroom addition would result in 42% lot coverage where 40% is allowed for two-story homes. The addition is setback considerably from the rear property line at approximately 27'5". The addition would be setback 8'5" from the adjoining townhouse, and the right side is setback 8'6".

The following Guidelines were considered in analysis of the project site design.

<b>Single Family Home Design Techniques (Site Layout)</b>	<b>Comments</b>
<i>D. Where significant additions to existing homes are planned, it is generally better to place those additions at the rear of the house or at the side, if side yard setbacks allow.</i>	Although not significant, the sunroom will be located at the rear of the home and will not be visible from the public street.

**Architecture:** The sunroom would be mostly transparent within an enclosed area of paneled glass. Aluminum and concrete panels will also be incorporated. The roof of the sunroom will peak at approximately 9'6" and slope away from the home. As conditioned, the wall sections will be painted to match the existing home.

**Landscaping:** The site meets landscaping and useable open space standards for the R-2 Zoning District. No trees are proposed to be removed as part of this proposal.

**Parking/Circulation:** The site meets parking standards for single-family homes with two covered garage spaces and two uncovered driveway spaces.

**Compliance with Development Standards/Guidelines:** The site was developed on an approved small lot in terms of overall size at 3,750 square feet where 8,000 square feet is required in the R-2 Zoning District. The home was also built with no side yard setback along the west side. All landscaping and open space requirements are met. As stated previously, the 171 square foot addition would result in a 42% lot coverage where 40% is required homes. Given the characteristics of the lot and uniqueness to neighboring development, staff finds that this deviation is acceptable. Staff finds that the overall size of the home (2,526 s.f., including a 515 s.f. garage) is not considered excessive or out of scale with other homes in the neighborhood.

**Expected Impact on the Surroundings:** There are no expected impacts as a result of the proposed project. The rear addition is not visible from the street and is partially screen by fences from neighboring properties. The site will maintain an adequate amount of open space and landscaping. As conditioned, the sunroom will not be utilized for living area and will not substantially increase the overall size of the current single family home.

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### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 6 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li></ul>

**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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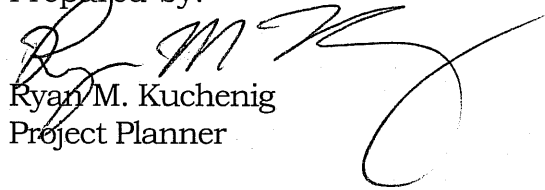
1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

## **Recommendation**

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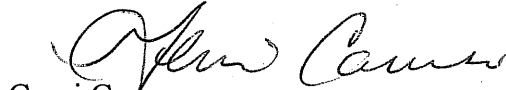
Alternative 1.

Prepared by:



Ryan M. Kuchenig  
Project Planner

Reviewed by:



Gerri Caruso  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

### **Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

#### **Land Use and Transportation Element**

**Policy N1.4** – *Preserve and enhance the high quality character of residential neighborhoods.*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale (*Finding Met*).

The project meets most development standards with the exception of lot coverage. Due to the small lot and relatively minor increase in floor area, staff finds that this deviation is not significant.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties (*Finding Met*).

The proposed addition is not visible from street and is obstructed from view by an existing fence from neighboring properties. As conditioned, the addition should not cause any significant impacts to the site or surrounding properties.



**Recommended Conditions of Approval - Special Development Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- D. The walls of the sunroom addition shall be painted to match the existing home.
- E. The sunroom shall not be converted to living space. No heater or air conditioning unit shall be installed within the new patio/recreation room.